

Section 10-1216. R-3 Single- and Two-Family Residential District.

as revised and adopted on 7/18/97 (County)

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1. District Intent		2. Principal Uses				3. Accessory Uses	
The R-3 district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.		(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	

DEVELOPMENT STANDARDS								
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks		6. Maximum Building Restrictions		b. Building Height (excluding stories used for parking)
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side, or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable
Single-Family Attached Dwellings	3,750 square feet and unit, 2,400 square feet interior lot	37.5 feet and unit, 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot, 40 feet corner lot	100 feet	20 feet	0 feet one side, 5 feet other side	15 feet	25 feet	not applicable
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-1228. CP commercial parkway district.

As revised and adopted 5/25/99

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1. District Intent	2. Principal Uses	3. Accessory Uses
<p>The CP district is intended to be located in areas designated Mixed (Use-A, B, or C) in the Future Land Use Map of the Comprehensive Plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development, including urban area, arterial roadways with high traffic volumes. The CP district is characterized by a linear pattern of development. The access management standards set forth in the CP district addressing limitations placed on access are intended to facilitate and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public.</p> <p>Increases in land zoned CP to accommodate a single use development are inconsistent with the Comprehensive Plan, except for increases in areas zoned for CP which permit an allowed use within an existing structure to expand. An applicant requesting to expand an existing structure to expand for purposes of allowing a use within an existing structure to expand may file an application to rezone to CP. However, other requests to expand the CP district must be accomplished through a Planned Unit Development (PUD) to ensure that the requests accommodate a broad range of uses (residential, commercial, office, light industrial, community facilities, open space/recreation). Reuse of existing single use sites for multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.</p> <p>New CP districts in Target Planning Areas and Critical Planning Areas shall be designed to minimize excess impacts upon arterial roadways and shall be designed to be compact rather than linear.</p>	<p>(1) Antique shops. (2) Automotive parts and rental (includes any type of motor vehicle including boats and motorcycles). (3) Automotive service and repair, including car wash. (4) Automotive retail parts, accessories, tires, etc. (5) Bar and tackle shop. (6) Bank and other financial institutions. (7) Bookkeeping and related services, without outdoor storage. (8) Building contractors and related services, without outdoor storage. (9) Carpets and photographic stores. (10) Canteens. (11) Caterers. (12) Cocktail lounges and bars. (13) Commercial kennels. (14) Community facilities, including libraries, religious facilities, vocational schools, and police fire stations. (15) Elementary, middle, and high schools are prohibited. (16) Other community facilities may be allowed in accordance with Section 10-1109 of these regulations. (17) Day care centers. (18) Dry cleaning, and laundry stores. (19) Golf courses. (20) Golf shops. (21) Hotels and motels, including bed and breakfast (any other motor inn, including bed and breakfast, etc.). (22) Indoor amusement (including billiards, shuffle, etc.). (23) Locksmiths (including duplication). (24) Laundromats, laundry and dry cleaning pick up stations. (25) Lawn and tree removal services. (26) Mailings services. (27) Medical and dental offices, services, laboratories, and clinics. (28) Manufactured home sales lot. (29) Mortuaries.</p>	<p>(30) Motor vehicle fuel sales. (31) Motor vehicle racing tracks, go-carts, etc. (32) Non-medical offices and services, including business and governmental offices and services. (33) Non-stop retailers. (34) Thriving homes and residential care facilities. (35) Off-street parking facilities. (36) Outdoor amusement (golf courses, jai-along cages, driving ranges, etc.). (37) Fast food and recreational facilities. (38) Fast food services (fast food shops, fitness clubs, etc.). (39) Fast food services. (40) Fast food services (fast food shops, fitness clubs, etc.). (41) Fast food services. (42) Fast food services. (43) Fast food services. (44) Fast food services. (45) Fast food services. 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FOR ADDITIONAL PERMITTED USES, REFER TO PAGE 2 OF 3

GENERAL NOTES:

1. If general secondary service is not available, residential development is limited to a maximum of 0.50 acre lot and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area and a 500 gallon water tank. Also, refer to Section 2.1.6 and 2.1.7 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental impacts (except when conservation features) stormwater management requirements, etc.
3. Refer to the Concurrent Management Ordinance for information pertaining to the availability of capacity for certain public facilities (courts, parks, etc.).

		PERMITTED USES (continued from page 1 of 3)	
		(60) Retail pet stores. (61) Retail picture framing. (62) Retail sporting goods, toy stores. (63) Retail puppy stores. (64) Self-moving operation. (65) Retail shoes, luggage, and leather products. (66) Sign shops. (67) Social, fraternal and recreational clubs and lodges, including assembly halls. (68) Studios for photography, music, art, drama, voice.	(69) Tailoring. (70) Towing, wrecking, and recovery services. (71) Trailer sales and service. (72) Veterinary services, including veterinary hospitals. (73) Warehouses, mini-warehouses, or self-storage facilities. (74) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.
Use Category	4. Minimum Lot or Site Size	5. Minimum Building Setbacks	6. Maximum Building Restrictions
	a. Lot or Site Area	b. Lot Width	c. Lot Depth
Any Permitted Principal Use	none	none	25 feet
		a. Front	b. Side-Interior Lot
		25 feet	none
		c. Side-Corner Lot	d. Rear
		25 feet	10 feet
			a. Building Size (excluding gross building floor area used for parking)
			25,000 s.f. of building floor area per acre and commercial uses not to exceed 280,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for storage uses within buildings
			b. Building Height (excluding stories used for parking)
			4 stories

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7. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):  
Capital Circle from Centerville Road to 1.10  
a) Existing driveway access as of December 31, 1995.  
b) A single driveway access for properties in existence before December 31, 1995, which have sole access to Capital Circle and do not have other street access; and  
c) Temporary driveway access which may be permitted for properties which establish permanent access to another public street and grant the City or County the right to close the temporary access without compensation upon conversion of Capital Circle to a limited access or controlled access roadway.

All Arterial and Major Collector  
Full movement access to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor within 660 feet of a signalized intersection.  
Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within 100 feet of a signalized intersection. Street properties with sole access to an arterial or major collector are permitted at least one right-in/right-out access point. Properties with 660 feet or more of arterial and major collector frontage shall be permitted building access to a single street based upon a traffic safety and capacity evaluation.  
All development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 3 OF 3

GENERAL NOTES:  
1. If central sanitary sewer is not available, residential development is limited to a maximum of 0.50 acre lot and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6 and 3.1.7 of the Comprehensive Plan for additional requirements.  
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.  
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

7. Access Management Criteria (Continued)	DEVELOPMENT STANDARDS (continued from page 2 of 3)
<u>Minor Collector</u>	Full movement access to a minor collector shall not be permitted closer than 300 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-in/right-out access to a minor collector shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection, except properties with side access to a minor collector are permitted at least one right-in/right-out access.
<u>Local Street</u>	Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with side access to a local street are permitted at least one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.
<u>8. Street Vehicular Access Restrictions</u>	Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

**GENERAL NOTES:**

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2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).